GOVERNMENT OF TELANGANA
ABSTRACT

Metropolitan Area & Urban Development Department – Variation to Land Use from Public & Semi Public Land Use to Commercial Land Use & Residential Land Use in Sy.No.41, to an extent of 9208.09 sq.mts situated at Vikarabad Municipality, Vikarabad District – Confirmation of Draft variation – Notification – Issued.

METROPOLITAN AREA & URBAN DEVELOPMENT (Plg.II) DEPARTMENT

G.O.Ms.No. 72 **Dated: 25-02-2026**

Read the following:

1.From the DTCP, Hyd., Lr.Roc.No.2467/2024/H, dt.09-10-2024.
2.Minutes of the Change of Land Use Committee meeting held on 24.02.2025.
3.Govt., Memo No.14369/Plg.II/2024, Dated:02-04-2025)
4.From the DTCP, Hyd., Lr.No.2467/2024/H1(696449), dt:24-04-2025.
5.Govt., Memo No.14369/Plg.II/2024, Dt:04-10-2025).
6.From the DT&CP, Hyd., Lr.No.2467/2024/H(696949), dt.24-01-2026.

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O R D E R:

The draft variation to the Vikarabad General Town Planning Scheme, the Master Plan of which was sanctioned in G.O.Ms.No.86 M.A, Dt.23-03-2017 was published in the extraordinary issue of the Telangana Gazette No. 195, Dated:04.11.2025. The Director of Town and Country Planning / Commissioner, Vikarabad Municipality has informed that no objections or suggestions have been received from the public within the stipulated period. Further the applicant has paid an amount of Rs.19,89,794/- (Rupees Nineteen Lakhs Eighty Nine Thousand Seven Hundred and Ninety four Only) D.D.No.493978, dt.15-12-2025 of State Bank of India, Vikarabad towards development charges / conversion charges towards development charges / conversion charges. Hence, the draft variation is confirmed.

2. The following notification will be published in next issue of Extra-ordinary Telangana Gazette.

3. The Commissioner, Vikarabad Municipality, shall publish a notice in two reputed daily newspapers as specified in clause (b) of sub-section (2) of Telangana Town Planning Act., 1920 (Act VII of 1920) on or before the date of Gazette Notification and furnish the copies of same to the Government for taking further action.

NOTIFICATION

In exercise of the powers conferred by under sub-section (2) of section-15 of Telangana Town Planning Act., 1920 (Act VII of 1920) the Government hereby makes the following variation to the land use Vikarabad General Town Planning Scheme, the Master Plan of which was sanctioned in G.O.Ms.No.86 M.A, Dt.23-03-2017 in exercise of the powers conferred as required by clause (b) of sub-section (2) of the said section.

VARIATION

The site situated at Sy.No. 41 of Vikarabad Village, Vikarabad District to an extent of 9208.09 sq.mts the boundaries of which are as shown in the schedule here and which is earmarked for Public and Semi Public Land Use in the General Town Planning Scheme sanctioned in G.O.Ms.No.86 M.A., Dt.23/03/2017, is now designated for Commercial land use by variation of Change of Land Use as marked Part A, Part B and Residential land use as marked Part C, in the part proposed land use map vide G.T.P.No.03/2025/H (C.No.2467/2024/H) available in the Vikarabad Municipality **subject to the following conditions that:**

1. The applicant shall comply the conditions laid down in G.O.Ms.No.168 MA Dt:07.04.2012.

2. The applicant shall obtain prior permission from DTCP before undertaking any development on the site under reference.

3. If any dispute occurs regarding ownership of the applicant will be the whole responsible for that.

4. The applicant is solely responsible if any discrepancy occurs in the ownership aspects a ULC aspects a if any litigation occurs, the Change of Land Use orders will be withdrawn without any notice.

5. CLU shall not be used as proof of any title of the Land.

6. The applicant has to fulfil any other conditions as may be imposed by the Competent Authority.

7. The Change of land Use does not bar any public agency including DTCP/Local Authority to acquire land for any public purpose as per law.

SCHEDULE OF BOUNDARIES

PART-A Extent : 4250.34 Sq.mts proposed for Commercial land use

NORTH : Owners Remaining land.
SOUTH : Owners Remaining land.
WEST : Land bearing Sy.No.39 belongs to mission Compound.
EAST : Existing 40 feet wide road to be widened 60 feet wide Master Plan road.

PART-B Extent : 1423.63 Sq.mts proposed for Commercial land use

NORTH : Owners Remaining land.
SOUTH : Land belonging to Chigulapalli Shashikala
EAST : Existing 40 feet wide road and proposed 60 feet wide road
WEST : Owners remaining land.

PART-C Extent : 3534.12 Sq.mts proposed for Residential land use

NORTH : Owners Remaining land.
SOUTH : Land belonging to Chigulapalli Shashikala.
EAST : Owners Remaining land and Existing road which is proposed 60 feet wide road in Master Plan.
WEST : Land bearing Sy.No.39 belongs to mission Compound.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF TELANGANA)

JAYESH RANJAN
SPECIAL CHIEF SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad.
The Director of Town and Country Planning, Hyderabad.
The Regional Deputy Director of Town Planning, Hyderabad.
The Commissioner, Vikarabad Municipality.
Copy to:
The individual through the Commissioner, Vikarabad Municipality.
The Collector & District Magistrate Vikarabad District.
SC/SF.

//FORWARDED :: BY :: ORDER//

SECTION OFFICER